

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Hyderabad Metropolitan Development Authority - Rectification of change of land use in the latest master plan notified in the year 2010 from Nursery use to Commercial use in respect of site bearing H.No.8-2-472/1, 8-2-472/1/A & 8-2-472/1/B in Sy.No.112, Road No.1, Banjara Hills, Hyderabad in T.S.L.R.No.1/2 - Confirmation of draft variation - Notification - Issued

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 20.**

**Dated: 01.12.2014**

**Read the following:-**

1. G.O.Ms.No.460, MA & UD(M1) Dept., dated 22.08.1992.
2. G.O.Rt.No.1309, MA & UD Dept., dated 22.08.1992.
3. G.O.Ms.No.402, MA & UD Dept., dated 03.08.1996.
4. GHMC Building permission vide permit No.167/81, dated:24.06.2009 in File No.0392/CSC/TP10/2008.
5. G.O.Ms.No.363, MA & UD (I) Depart., dated:21.08.2010.
6. From Village Inns (India) Limited, letter dated 23.03.2013.
7. From HMDA Lr.No.Misc/Sl.No.15/PD1/Plg/H/2013, dated 25.05.2013.
8. From GHMC Lr.No.39947/11/06/2012, dated 25.05.2013 & 11.10.2013
9. From the DTCP, Hyderabad Lr.Roc.No.7372/2013/H, dated 06.08.2013.
10. Orders of Hon'ble High Court dated 26.11.2013, 12.03.2014, 16.04.2014 & 17.06.2014 in W.P.No.31801/2013 filed by Village Inns (India) Ltd.
11. HMDA Lr.No.1806/PD1/P/H/2013, dated 26.12.2013
12. Govt.MemoNo.7320/I1/2013, M.A. & U.D. (I1) Department, dated 27.10.2014
13. From M.C.,HMDA Lr.No.1806/PD1/Plg./HMDA/2013, dated 24.11.2014

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**ORDER:**

Whereas in the G.Os., 1<sup>st</sup> to 3<sup>rd</sup> read above, orders were issued notifying the change of land use from Recreational use to general commercial use in respect of site in premises bearing H.No.8-2-472/1, 8-2-472/1/A & 8-2-472/1/B in Sy.No.112, Road No.1, Banjara Hills, Hyderabad in T.S.L.R.No.1/2. Consequent to the said orders, the Greater Hyderabad Municipal Corporation have accorded permission for construction of multi-storeyed complex vide permit No.167/81 dated 23.06.2009.

2. And whereas in the revised Master Plan for core area notified in the year 2010 in the G.O. 5<sup>th</sup> read above, the above said site was shown in Nursery use area.

3. And whereas the Village Inns (India) Limited said to be the owners of above property while mentioning the above facts, have made representation and requested for rectification of the land use of the said site in the Revised Master Plan. When the issue was under examination, they filed W.P.No.31801/2013 in the Hon'ble High Court with a

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prayer to issue direction to Government / HMDA / GHMC to restore the land use to General Commercial use in the Notified Master Plan and the Hon'ble Court in the reference 10<sup>th</sup> read above have passed orders for rectification of the land use as represented by the Village Inns (India) Limited. The Hon'ble High Court in its orders dated 7.10.2014, after considering the status report of the issue appraised by the G.P. High Court, ordered that the matter stands adjourned by three weeks to enable the Court to be appraised by the subsequent events.

4. In the circumstances read above, Government after careful examination of the matter have proposed to rectify the land use notified in the Revised Master Plan in respect of site in premises bearing H.No.8-2-472/1, 8-2-472/1/A & 8-2-472/1/B in Sy.No.112, Road No.1, Banjara Hills, Hyderabad in T.S.L.R.No.1/2 as Commercial use instead of Nursery Use in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008. Accordingly, draft variation has been notified vide MemoNo.7320/1/2013, dated 27.10.2014.

5. The draft variation to the land use Notified in Revised Master Plan, issued in Government Memo. 12<sup>th</sup> read above, was also published in the extraordinary issue of Telangana State Gazette No.81, Part-I, dated 29.10.2014. No objections or suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

6. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 04.12.2014.**

7. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

#### **NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Revised Master Plan for core area notified in the year 2010, as required by sub-section (3) of the said section.

#### **VARIATION**

The site in premises bearing H.No.8-2-472/1, 8-2-472/1/A & 8-2-472/1/B in Sy.No.112, Road No.1, Banjara Hills, Hyderabad in T.S.L.R.No.1/2 to an extent of 18,477 Sq. yards, which is presently earmarked for Nursery use in the Master Plan for core area of erstwhile MCH area notified in the year 2010 is designated as commercial use zone subject to the following conditions:

- a) The owner / applicant are solely responsible for any misrepresentation with regard to ownership / title, land ceiling clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed;

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- b) The applicant should take prior permission from GHMC before undertaking any development on the site;
- c) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority;
- d) Consideration for CLU doesn't confer any title over the land.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**Dr. S.K.JOSHI  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
Copy to:  
The individual through the Metropolitan Commissioner, HMDA, Hyderabad  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad  
The District Collector, Hyderabad District  
Sf /Sc

// FORWARDED : : BY ORDER //

SECTION OFFICER